

Unit 8A - Palms Towers 1

8A - 2100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10449919
Status:	Active
Size:	2,130 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$1,289,000
List PPSF:	\$605
Valuated Price:	\$1,185,000
Valuated PPSF:	\$611

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

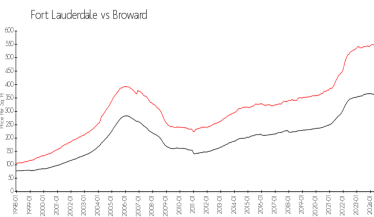
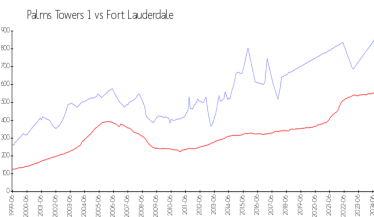
Building Information

Number of units:	89
Number of active listings for rent:	7
Number of active listings for sale:	22
Building inventory for sale:	24%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12a	2,130 sq ft	Aug 2024	\$1,125,000	\$528
8C	1,604 sq ft	Jul 2024	\$1,025,000	\$639
10D	2,172 sq ft	Jun 2024	\$1,040,000	\$479

Market Information



Palms Towers 1:	\$657/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Palms Towers 1	25%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Palms Towers 1	128 days
Fort Lauderdale	84 days
Broward	72 days

